

## \$3,950,000 - 4-22-54- 21-sw, Fort Saskatchewan

MLS® #E4376400

**\$3,950,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 271.34 Acres

None, Fort Saskatchewan, AB

271.34 Acres. Roughly 20 acres within Fort Saskatchewan slated for residential development. Extreme proximity to existing development. Minutes from Walmart, Canadian Tire, Dow Centennial Centre, Fort Saskatchewan Community Hospital, Starbucks, and more! Relatively flat land. Ongoing farming potential Great access to both 111.34 and 160 acre parcel. Properties can potentially be purchased separately. Buyer's to confirm information during their due diligence. Zoning: (AG) Agricultural; General (AG-S) Agricultural General South. Information herein and auxiliary information subject to becoming outdated in time, change, and/or deemed reliable but not guaranteed. Buyer to confirm information during their Due Diligence.



### Essential Information

MLS® #	E4376400
Price	\$3,950,000
Bathrooms	0.00
Acres	271.34
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	4-22-54- 21-sw
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Area	Fort Saskatchewan
Subdivision	None
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 2T1

## Exterior

Exterior Features    See Remarks

## Additional Information

Date Listed	March 6th, 2024
Days on Market	544
Zoning	Zone 62

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Listing information last updated on September 1st, 2025 at 12:02pm MDT